

For office use only:

Rezoning Case # _____

Payment Method: CASH ___ CHECK ___ CREDIT CARD ___ Amount: \$ _____ P&Z HTE# _____

APPLICATION FOR REZONING

Associated Annexation Petition Yes No

Traffic Impact Study Yes No
 TAR Number: _____
 Staff confirmation: Initials _____ Date _____

This application is deemed sufficiently complete for purposes of submittal.

Planning Staff Signature _____ Date _____

Submittal deadlines incorporate sufficiency review of rezoning/land use plan amendment applications. Signature by Planning Staff is required prior to payment of fees and final acceptance of application.

STAFF USE ONLY: Circle applicable Parts: 1 2 3A B1 3B2 3B3 3B4 3C1 3C2 3C3 3C4 3D 3E1a 3E1b 3E2 3F

Fees will not be accepted until the application is deemed sufficiently complete and signed by Planning Staff.

REZONING FEE:

- \$1,400.00 – General rezoning, or initial zoning associated with owner-initiated annexation petition, 5 acres or greater
- \$300.00 – Initial zoning associated with citizen-initiated annexation petition, less than 5 acres
- \$1,900.00 – Conditional use rezoning (per change of zoning classification requested)
- \$2,500.00 – Mixed Use District Rezoning (New MXD, or major amendment to existing PDP)
- \$500.00 – Mixed Use District Rezoning (Minor amendment to existing PDP - typically less than 50% of floor area, number of units, etc.)
- \$2,500.00 – New application or major amendments to approved Major PDD
- \$1,250.00 – Minor PDD or Minor Amendment to Existing PDD

NOTE: An additional fee of \$150 will be charged for each additional public hearing or neighborhood meeting required due to changes in the request made during the rezoning process.

Project Name		
Name of PDD (if applicable)		
Location	Address	
	General Location	
	Jurisdiction (check one)	<input type="checkbox"/> Cary Corporate Limits <input type="checkbox"/> Cary ETJ <input type="checkbox"/> Wake Co.* <input type="checkbox"/> Chatham Co.* <i>*Submittal of an annexation petition is required if rezoning is requested</i>

Part 1: Applicant Information

Applicant	Applicant's Contact
Name _____	Name _____
Firm _____	Firm _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Phone (area code) _____	Phone (area code) _____
Email _____	Email _____

Part 2: Parcel & Owner Information

Property Owner(s) <i>Provide property owner name and address as it appears in the Wake or Chatham County Tax Records,</i>	County Parcel Number(s) (10 digit)	Real Estate ID(s)	Deeded Acres ¹
Total Acres			

¹ A property survey showing zoning district boundaries and acreages is required if multiple zoning districts are proposed or if the proposed rezoning applies to only a portion of a parcel.

Part 3A: Rezoning Request

Pre-Application Conference: Yes Date: _____ No

Existing Zoning	Base Zoning District(s)	
	Zoning Overlay District(s) <i>Check any that apply</i>	<input type="checkbox"/> Mixed Use Overlay District (Name: _____) <input type="checkbox"/> Conservation Residential Overlay District <input type="checkbox"/> Airport Overlay District <input type="checkbox"/> Watershed Protection Overlay District <input type="checkbox"/> Jordan Lake <input type="checkbox"/> Jordan Lake Critical Area <input type="checkbox"/> Swift Creek <input type="checkbox"/> Historic Preservation Overlay District
	Zoning Conditions <i>(if any)</i>	
Proposed Zoning	Proposed Base Zoning District(s)	
	Proposed Zoning Conditions	<input type="checkbox"/> No zoning conditions are proposed <input type="checkbox"/> Zoning conditions are proposed and included in attached affidavit
	Proposed Changes to Overlay Districts	
	Summary of Proposed Development or Purpose of Request	

Part 3B: Applicant's Rezoning Justification Statement(s)

Rezoning Justification Statement #1 *Required for all rezoning requests*

Describe how the proposed rezoning meets the criteria listed below.

Section 3.4.1(E) of the Land Development Ordinance states that Council should consider the following criteria when reviewing all proposed rezonings:

- (1) The proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

Applicant's Comments:

- (2) The proposed rezoning is consistent with the Comprehensive Plan and the purposes set forth in Section 1.3 of this Ordinance;

Applicant's Comments:

- (3) The Town and other service providers will be able to provide sufficient public safety, educational, recreational, transportation, and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

Applicant's Comments:

- (4) The proposed rezoning is unlikely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

Applicant's Comments:

- (5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and

Applicant's Comments:

- (6) The proposed zoning classification is suitable for the subject property.

Applicant's Comments:

Rezoning Justification Statement #2 *Required for all rezoning requests*

Describe how the proposed rezoning is consistent with or supported by the visions and policies of the [Cary Community Plan](#). *Attach additional sheet if necessary.*

Growth Framework Map

_____ Chapter, Policy _____

_____ Chapter, Policy _____

_____ Chapter, Policy _____

_____ Chapter, Policy _____

Rezoning Justification Statement #3 *Required only when rezoning to a Planned Development District or amending an existing Planned Development District*
Describe how the proposed rezoning meets the criteria listed below.

Section 3.4.3(E) of the Land Development Ordinance states that Council should consider the following criteria when reviewing proposed rezonings to a Planned Development District.. *These criteria are in addition to those stated in Section 3.4.1(E),*

- (1) The PDD designation is necessary to address a unique situation or represents a substantial benefit to the Town, compared to what could have been accomplished through strict application of otherwise applicable zoning district standards; and

Applicant's Comments:

- (2) The request complies with the PDD standards of Section 4.2.3.

Applicant's Comments:

Rezoning Justification Statement #4 *Required only when rezoning to or amending the Preliminary Development Plan component of a Mixed Use District*
Describe how the proposed rezoning meets the criteria listed below.

In addition to the criteria for a general rezoning specified in Section 3.4.1(E), rezoning requests to a MXD district shall be reviewed for compliance with the following criteria contained in LDO Section 4.5.2(E), as applicable [i.e., it may not be reasonable or practical to expect that some existing or partially-built mixed use districts (formerly activity center concept plans or mixed use sketch plans) to achieve certain design standards]:

(1) Intensity, Type, and Mix of Uses

The preliminary development plan includes an appropriate intensity, type, and mix of land uses, as outlined by the guidelines contained in the Comprehensive Plan. This shall be assessed in relation to the scale of the Mixed Use Overlay District and the mix and relationship of existing and planned uses, including residential, commercial, office, and institutional uses;

Applicant's Comments:

(2) Site Design

The preliminary development plan shows how the proposed development will meet or exceed Town site design guidelines and other established Town standards, including connections and linkages to immediately adjacent properties;

Applicant's Comments:

(3) Expected Land Uses

The extent to which the proposed development provides the expected land uses, including medium- and higher-density housing, outlined by the numerical and other guidelines contained in the Comprehensive Plan;

Applicant's Comments:

(4) Public Spaces

The preliminary development plan includes some formal outdoor space(s) for public use, such as a park, village green, or plaza; and

Applicant's Comments:

(5) Scale and Context

The preliminary development plan demonstrates that the proposed development is appropriate for the context and location, responds to the unique conditions of the area, and provides reasonable transitions within and adjacent to the district.

Applicant's Comments:

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Part 3C : Owner's Signature(s) *Completion of the applicable sub-section(s) is required for all rezoning requests except requests to rezone to a General Use District*

Check applicable sub-section(s)

- 3C(1) – Required where property owner is an Individual
- 3C(2) – Required where property owner is a Limited Liability Company (LLC)
- 3C(3) – Required where property owner is General Partnership (GP),
Limited Partnership (LP) or Limited Liability Partnership (LLP)
- 3C(4) – Required where property owner is a Corporation
- 3C(5) – Required where property is owned by a Trust

(Attach additional sheets if necessary)

Part 3C(1): Individual All owners must sign, including husband & wife, and all joint tenants.
(Notary not required)

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

Property Owner Printed Name _____

Property Owner Signature _____ Date _____

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Part 3C(2): LIMITED LIABILITY COMPANY - The area to be rezoned is owned by a limited liability company properly registered with the State of North Carolina. If 'member managed' all members must sign. If 'manager managed,' all managers must sign. **(Must be notarized).**

Manager-Managed

Manager(s) is/are:

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Member-Managed

Member(s) is/are:

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

If member/manager is an individual:

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, certify that _____
(Name of Notary)

personally came before me this day and acknowledged that he/she is Member / Manager (Circle One) of
_____, LLC and that he/she, as Member / Manager (Circle One)
(Name)

_____, LLC and that he/she, as Member / Manager, being authorized voluntarily executed the
(Name of LLC) (Circle One)

foregoing on behalf of said limited liability company for the purposes stated therein.

Witness my hand and official seal, this the ____ day of _____, 20____.

[OFFICIAL SEAL]

Notary Public

Printed Name of Notary Public

My Commission expires: _____

If member/manager is a corporation:

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, certify that _____
(Name of Notary) (Name)

personally came before me this day and acknowledged that he/she is _____
(Title of Corporate Officer)

of _____, which is a, (Member / Manager) of _____
(Name of Corporation) (Circle One) (Name of LLC)

_____ of _____, (Member / Manager) of
(Title of Corporate Officer) (Name of Corporation) (Circle One)

_____ being authorized to do so, voluntarily executed the foregoing on
(Name of LLC)

behalf of said limited liability company for the purposes stated therein.

Witness my hand and official seal, this the ____ day of _____, 20____.

[OFFICIAL SEAL]

Notary Public

Printed Name of Notary Public

My Commission expires: _____

Part 3C(3): GENERAL PARTNERSHIP, LIMITED PARTNERSHIP OR LIMITED LIABILITY PARTNERSHIP – The area to be rezoned is owned by a partnership, ALL general partner(s) must sign. **(Must be notarized).**

The General Partner(s) is/are:

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, certify that _____
(Name of Notary) (Name)

personally came before me this day and acknowledged that he/she is the General Partner of

_____, and that he/she, as General Partner, being authorized
(Name of Partnership)

to do so, voluntarily executed the foregoing on behalf of said entity for the purposes stated therein.

Witness my hand and official seal, this the _____ day of _____, 20____.

[OFFICIAL SEAL]

Notary Public

Printed Name of Notary Public

My Commission expires: _____

Part 3C(4): CORPORATION – The area to be rezoned is owned by a corporation properly registered with the State of North Carolina. **(Must be notarized).**

The President/Vice President is _____ of _____
(Typed or Printed Name) (Typed or Printed Corporation Name)

Signature _____ Date _____

STATE OF _____

COUNTY OF _____

_____, a Notary Public, do hereby certify that _____
(Name of Notary) (Name of President/Vice President)

personally came before me this day and acknowledged that he/she is President / Vice-President
(circle one)

of _____ and that he/she as President / Vice-President
(Corporation Name) (circle one)

being authorized to do so, voluntarily executed the foregoing on behalf of said corporation for the purposes stated therein.

Witness my hand and official seal, this the ____ day of _____, 20__.

[OFFICIAL SEAL]

Notary Public

Printed Name of Notary Public

My Commission expires _____

Part 3D: Authorized Agent Authorization (must be notarized, and signed by property owner(s) identified in Part 3C. Attach additional sheets if necessary)

Required if the owner(s) of property proposed to be rezoned to a Conditional Use, Planned Development, or Mixed Use Zoning District wish to authorize another individual or entity to represent them through the public hearing process, and make binding statements and commitments regarding the request.

One of the following must be included as an attachment to this application:

- Power of Attorney stating that the agent is authorized to represent and bind the property on behalf of the property owner.
- OR**
- If the agent is the contract purchaser of the property, a redacted copy of a fully executed sales contract containing a clause or clauses allowing an application to be filed.

I/We, _____, the fee simple owner(s) of the following described property:
Property Owner Name(s)

PIN, Real ID Number or Legal Description

hereby petition the Town of Cary to amend the Zoning Map to: *(check all that apply)*

- Change the zoning district(s) from _____ to _____
- Amend zoning conditions applicable to an existing conditional use district
- Amend the PDD document and/or Master Plan for the _____ Planned Development District
- Amend the Preliminary Development Plan for the _____ Mixed Use District

and affirm that _____ is hereby designated to act as my/our agent
Authorized Agent

and to file the attached application for the stated amendment(s) and make binding statements and commitments regarding the amendment request(s).

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the Town of Cary, North Carolina and are not returnable.

Owners' Signature (s) _____ Date

_____ COUNTY, NORTH CAROLINA

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____

(Official Seal)

Signature of Notary Public

My Commission Expires: _____

Part 3E: Affidavit Signed by Property Owner or Authorized Agent

Completion of the applicable sub-section(s) is required for all rezoning requests except requests to rezone to a General Use District. Must be notarized

Check applicable sub-section(s)

- 3E(1a)** – Required where the property owner maintains sole authority to make binding statements and commitments regarding the request, and the property owner is one or more individuals.

and/or

- 3E(1b)** – Required where the property owner maintains sole authority to make binding statements and commitments regarding the request, and the property owner is a corporate or similar entity.

OR

- 3E(2)** – Required where the property owner has authorized another individual or entity to represent him/her through the public hearing process and make binding statements and commitments regarding the request. *(Selection of this option requires submittal of Power of Attorney or redacted sales contract per Part 3D above)*

NOTE:

Each time proposed zoning conditions are revised after the initial submittal, a new affidavit must be provided to the case planner.

Part 3E(1a) Affidavit of Individual Property Owner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AFFIDAVIT OF

(Property Owner)

I/We, _____, being first duly sworn, hereby depose and say:

1. I am over eighteen years of age and competent to make this Affidavit. All statements made herein are based upon my personal knowledge.

2. I (“the Applicant”) am the owner of certain real property located at _____, and identified as _____ (“the Property”).

3. On or about _____ [insert date], the Applicant submitted to the Town of Cary an Application for a rezoning of the Property (“the Application”).

4. The Applicant has agreed to volunteer the following zoning conditions or provisions in support of the Rezoning:

5. In addition to the zoning conditions or provisions listed above in paragraph 5, the Applicant, through counsel or otherwise, may offer or consent to at any hearing before the Town of Cary Planning and Zoning Board or Town Council certain additional conditions of approval (which additional conditions of approval, along with the zoning conditions or provisions listed in paragraph 4, are collectively referred to hereinafter as the “Conditions of Approval”).

6. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances and officially adopted comprehensive plan or other plan and to address the impacts reasonably expected to be generated by the development or use of the site.

7. I intend for the Town to rely on this Affidavit and in offering the Conditions of Approval, I hereby swear that:

- a. all zoning conditions and provisions are freely offered as proposed zoning laws, based solely on the property owner/applicant's independent judgment; and
- b. the property owner/applicant is not relying upon any statement by the Town staff or any member of the Town Council in connection with the decision to offer any zoning conditions or provisions; and
- c. the property owner/applicant understands that other parties that have standing in the rezoning proceeding are relying on the validity of the zoning conditions and provisions; and
- d. the property owner/applicant intends for all future owners of the property to be bound by the zoning conditions and provisions should the Town Council adopt them as part of the rezoning; and
- e. the property owner/applicant will take all appropriate measures to ensure that future property owners are aware of the zoning conditions and provisions.

Further the Affiant sayeth not.

This the ____ day of _____, 20__.

Name:

Sworn and subscribed before me this the ____ day of _____, 20__.

Notary Public

My commission expires: _____

[Notarial Seal]

Part 3E(1b) Affidavit of Corporate Entity Property Owner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AFFIDAVIT OF

(Owner Corporation/LLC/etc.)

I, _____, being first duly sworn, hereby depose and say:

1. I am over eighteen years of age and competent to make this Affidavit. All statements made herein are based upon my personal knowledge.

2. _____ (“the Applicant”) is the owner of certain real property located at _____, and identified as _____ (“the Property”).

3. On or about _____ [insert date], the Applicant submitted to the Town of Cary an Application for a rezoning of the Property (“the Application”).

4. I am the _____ [insert title of person signing] for the Applicant and I have been duly authorized to represent and bind the Applicant and execute this Affidavit.

5. The Applicant has agreed to volunteer the following zoning conditions or provisions in support of the Rezoning:

6. In addition to the zoning conditions or provisions listed above in paragraph 5, the Applicant, through counsel or otherwise, may offer or consent to at any hearing before the Town of Cary Planning and Zoning Board or Town Council certain additional conditions of approval (which additional conditions of approval, along with the zoning conditions or provisions listed in paragraph 5, are collectively referred to hereinafter as the “Conditions of Approval”).

7. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances and officially adopted comprehensive plan or other plan and to address the impacts reasonably expected to be generated by the development or use of the site.

8. I intend for the Town to rely on this Affidavit and in offering the Conditions of Approval, I hereby swear that:

- a. all zoning conditions and provisions are freely offered as proposed zoning laws, based solely on the property owner/applicant's independent judgment; and
- b. the property owner/applicant is not relying upon any statement by the Town staff or any member of the Town Council in connection with the decision to offer any zoning conditions or provisions; and
- c. the property owner/applicant understands that other parties that have standing in the rezoning proceeding are relying on the validity of the zoning conditions and provisions; and
- d. the property owner/applicant intends for all future owners of the property to be bound by the zoning conditions and provisions should the Town Council adopt them as part of the rezoning; and
- e. the property owner/applicant will take all appropriate measures to ensure that future property owners are aware of the zoning conditions and provisions.

Further the Affiant sayeth not.

This the ____ day of _____, 20__.

Name:

Title:

Sworn and subscribed before me this the ____ day of _____, 20__.

Notary Public

My commission expires: _____

[Notarial Seal]

Part 3E(2) Affidavit of Authorized Agent

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AFFIDAVIT OF

(Agent)

I/We, _____, being first duly sworn, hereby depose and say:

1. I am over eighteen years of age and competent to make this Affidavit. All statements made herein are based upon my personal knowledge.

2. _____ (“the Applicant”) is/are the owner(s) of certain real property located at _____, and identified as _____ (“the Property”).

3. On or about _____ [insert date], the Applicant submitted to the Town of Cary an Application for a rezoning of the Property (“the Application”).

4. Together with the Application, the Applicant submitted a fully executed power of attorney, or a fully executed sales contract, which remains in full force and effect, which grants me the authority to represent and bind the Applicant and execute this Affidavit.

5. I have discussed the following zoning conditions or provisions with the Applicant, and the Applicant has agreed to volunteer the following zoning conditions or provisions in support of the Rezoning:

6. In addition to the zoning conditions or provisions listed above in paragraph 5, the Applicant, through counsel or otherwise, may offer or consent to at any hearing before the Town of Cary Planning and Zoning Board or Town Council certain additional conditions of approval (which additional conditions of approval, along with the zoning conditions or provisions listed in paragraph 5, are collectively referred to hereinafter as the “Conditions of Approval”).

7. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances and officially adopted comprehensive plan or other plan and to address the impacts reasonably expected to be generated by the development or use of the site.

8. I intend for the Town to rely on this Affidavit and in offering the Conditions of Approval, I hereby swear that:

- a. all zoning conditions and provisions are freely offered as proposed zoning laws, based solely on the property owner/applicant's independent judgment; and
- b. the property owner/applicant is not relying upon any statement by the Town staff or any member of the Town Council in connection with the decision to offer any zoning conditions or provisions; and
- c. the property owner/applicant understands that other parties that have standing in the rezoning proceeding are relying on the validity of the zoning conditions and provisions; and
- d. the property owner/applicant intends for all future owners of the property to be bound by the zoning conditions and provisions should the Town Council adopt them as part of the rezoning; and
- e. the property owner/applicant will take all appropriate measures to ensure that future property owners are aware of the zoning conditions and provisions.

Further the Affiant sayeth not.

This the ____ day of _____, 20__.

Name:

Title:

Sworn and subscribed before me this the ____ day of _____, 20__.

Notary Public

My commission expires: _____

Part 3F Preliminary Development Plan *Required if the proposed zoning district is Mixed Use District (MXD)*

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Please do not add development plan details that are not included on this checklist

GENERAL	
	Plan sheet size: 24" X 36"
	Graphical bar scale and numerical scale
	Numerical scale larger than 1" = 50'. Plan should be scaled to fit on one sheet if possible.
	North arrow
	Must be prepared by a professional engineer, land surveyor, architect or landscape architect registered in the State of North Carolina.
PLAN DETAILS <i>Provide label or show the specific items listed below. The layout and design must illustrate compliance with the Town's Site Design Standards, and approval criteria of LDO Section 4.5.2(E) applicable to Mixed Use Districts.</i>	
	Metes and bounds description along all existing property lines. (Tax maps or deed references may be used if they provided bearings and distances).
	Adjacent property owners
	Riparian buffer areas
	100-Year flood plain boundaries
	Existing and proposed greenway and park land
	Buffers and streetscapes
	Size and location of champion trees <i>[See LDO Sections 7.2.5(C) and (D)]</i>
	Conceptual lot layout and representative dimensions for residential lots
	Location, and size and use of proposed multi-family and non-residential buildings
	Proposed fences, walls, entry monuments, significant architectural features or site amenities
	Streets, parking lots, and pedestrian facilities and connections
	Other details as necessary to reflect proposed zoning conditions (Such as parking reductions, fences, enhanced planting areas)
	Conceptual location of proposed stormwater impoundment structures
	Road connections and conceptual layout for adjacent undeveloped property within the boundaries of the Mixed Use Overlay District.
NOTES AND TABLES <i>(may be presented on separate cover sheet if needed)</i>	
Vicinity Map - Readable and accurate, showing the location of the site and surrounding area	
Site Data Summary Table indicating the following:	
	• Cary Project Number
	• Project Name
	• Street address if known
	• Parcel Number
	• Real ID Number
	• Total area in site
	Property owner(s)
Project Data Table	
	Land Uses
	Minimum and maximum lot size
	Minimum and maximum number of lots or dwelling units by type
	Minimum and maximum square footage of non-residential use by type
	Minimum building setbacks
	Front setback
	Side setback minimum
	Side setback aggregate (total of two side yards) <i>if applicable</i>
	Rear setback
	Corner yard setback

Standard Notes	
Standard Notes <i>The following apply, except where modifications are explicitly granted under “Modifications to Development Standards” below:</i>	
<ol style="list-style-type: none"> 1. <i>Development on this site shall comply with all the requirements of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.</i> 2. <i>Road improvements, and other applicable requirements of the Cary Comprehensive Transportation Plan shall be required at the time of subdivision or site plan Review. Road alignments and cross-sections shown on this Preliminary Development Plan (PDP) are approximate. At the time of subdivision or site plan review, all public and private roads shall conform to the Town of Cary Standard Specifications and Design Manual.</i> 3. <i>Sidewalks, greenway, multi-purpose paths and pedestrian connections shown on this plan are approximate. At the time of subdivision or site plan review, the location and design of such features shall comply with applicable standards of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines,.</i> 4. <i>Open space areas shown on this plan are approximate. Location and sizes of such areas shall be specified at the time of subdivision or site plan review and will meet or exceed the applicable requirements of the Cary Land Development Ordinance.</i> 5. <i>Utilities, including all sanitary sewer, water, and reclaimed waterlines shown on this plan are conceptual. At the time of subdivision or site plan review, the developer may have the opportunity to request a waiver from the reclaimed water line improvements in accordance with Policy Statement 132. No modification of Cary design standards shall be implied.</i> 6. <i>Where there is a conflict between the graphic depiction of the development plan, and text of this document, the text shall apply.</i> 	
Roadway Improvements	
Roadway Improvements <i>A traffic impact study (17-TAR-_____) was prepared by _____ in _____, 2015. The applicant has agreed to make the following recommended improvements.</i>	
<ol style="list-style-type: none"> 1. 2. 	
Modification to Development Standards	
MODIFICATIONS TO DEVELOPMENT STANDARDS	
<ol style="list-style-type: none"> 1. Land Development Ordinance Section _____ <i>(describe modification)</i> 2. Land Development Ordinance Section _____ <i>(describe modification)</i> 	
Note to applicants: <i>Modification of provisions related to subdivision regulations, connectivity standards, provisions of the Standard Specifications and Details Manual, and requirements of the Comprehensive Transportation Plan requires a quasi-judicial evidentiary hearing and action by Town Council. Such requests may only be considered after rezoning approval.</i>	
Approval Block	
17-REZ-_____ APPROVED <i>Approved by Cary Town Council Date _____</i>	
OTHER	
	Additional information may be requested during the review process in order to ensure that the request is adequately described for purposes of rezoning approval
	Additional information as needed to convey and describe zoning conditions offered by the applicant.